

TOWN OF WELLESLEY



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BOARD OF APPEAL

1967 AUG 15 PM 4:35

RICHARD O. ALDRICH

DANA T. LOWELL

F. LESTER FRASER

Petition of Arthur L. Brown, Jr. and
Judith A. Brown

KATHARINE E. TOY, CLERK

TELEPHONE

235-1664

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:45 p.m. on June 22, 1967, on the petition of Arthur L. Brown, Jr. and Judith A. Brown, requesting permission to convert the dwelling located at 9-11 Hampden Street into a two-family dwelling as provided under Section II 8.(a) of the Zoning By-law.

On June 5, 1967, the petitioners filed their request for a hearing and thereafter due notice of the hearing was given by mailing and publication.

Henry D. White, Attorney, represented the petitioners at the hearing.

Robert Beers, representing his mother Doris C. Beers, owner of the property at 18 Hampden Street, spoke in favor of granting the request.

Mrs. Dorothy Hunnewell questioned whether provision would be made for parking cars in the driveway as there is no garage.

A letter was received favoring the request from Edmund R. Dewing, as Trustee of the Helen Temple Cooke Trust and President of the Dana Hall Schools.

The Planning Board opposed the granting of the request in its report.

Statement of Facts

The house involved is located within a Single-residence District requiring a minimum lot area of 10,000 square feet. It was built in 1913 as a two-family house and in recent years has been used by Dana Hall Schools as a dormitory for faculty and students. It is a three-story dwelling containing seventeen rooms with two separate entrances in the front with two separate cellars and heaters.

The petitioners recently purchased the property and seek permission to convert it back to a two-family dwelling by making provision for a separate apartment with a kitchen, living room, bedroom and bath on the first floor. It was stated that the house is not suitable to be used as a single-family dwelling due to its size and its original layout as a two-family dwelling.

A plot plan drawn by Gleason Engineering Company, dated May 15, 1967, was submitted together with a set of plans showing the proposed layout of the three floors.

Decision

The Board has made a careful study of the evidence presented and has taken a view of the locus as well as the neighborhood. The Board feels that while the building could be converted to a single residence, it would be at a very considerable expense which would be unreasonable and would not yield a fair financial return. The building clearly was in existence when the by-law took effect and the Board finds that due to its size, it can no longer be used or adapted at a reasonable expense and with a fair financial return for a use regularly permitted in the district in which it is located. Upon an examination of the neighborhood, it was found that there are other multi-family dwellings within the area and, in fact, the house involved was originally built and used for many years as a two-family dwelling. Moreover, the Board concludes that the proposed two-family use will not substantially reduce the value of any property within the district, and will not otherwise be injurious, obnoxious, or offensive to the neighborhood.

The Board, therefore, grants the requested permission to use the building for a residence for not more than two families subject to the following conditions:

1. That said house shall be used as a residence for not more than two families and not as a boarding or lodging house.
2. That off-street parking space shall be provided and maintained at all times, surfaced with bituminous concrete and adequate to accommodate all automobiles used by occupants of the two apartments. Initially (within not more than three months following the filing of this decision in the Town Clerk's office) petitioners shall either widen and pave the existing off-street parking space to accommodate two automobiles side by side or provide an additional paved off-street parking area to serve the second apartment.
3. The exterior of said house and grounds shall be maintained in good and clean repair, order and condition at all times. The exterior of the house shall be painted within eight months following the filing of this decision in the Town Clerk's Office.
4. The Board of Appeals may revoke this permission if petitioners or their successors or assigns shall fail to comply with any of the foregoing conditions.

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F. Lester Fraser

PLAN OF LAND
IN
WELLESLEY, MASS.
SCALE 40 FEET TO AN INCH
MAY 15, 1967.
GLEASON ENGINEERING COMPANY

